



## June 2025 Muskoka Real Estate Market Update

Thinking of making a move this summer? ☀️ Whether you dream of a peaceful cottage escape or a home closer to town, June brought some interesting opportunities in the Muskoka market! Let's break it down — simple, positive, and perfect for your next step.



### Market Area: Muskoka Region



#### Waterfront Properties:

- **Median Sale Price:** \$1,130,000 (↓ from \$1,925,000 in May 2025 and ↓ from \$1,560,000 in June 2024)  
➡ *Great news for buyers looking for their Muskoka getaway at more competitive prices!*
- **Number of Sales:** 59 (↓ from 51 in May, but ↓ from 69 last year)
- **Average Days on Market:** 30 (down from 27 in May — properties are selling slightly slower!)



#### Non-Waterfront Properties:

- **Median Sale Price:** \$658,500 (↓ from \$687,118 in May 2025 and ↓ from \$730,000 in June 2024)  
➡ *Buyers may find value and opportunity this summer!*
- **Number of Sales:** 78 (steady from 78 in May and ↑ from 77 last year)
- **Average Days on Market:** 38 (down from 35 in May — homes are selling slightly slower!)



#### Breakdown by Property Type (All Muskoka):

- **Detached Homes:** Strongest activity with 59 Waterfront sales and 78 Non-Waterfront Homes

- **Condos:** 4 Waterfront sales and 7 Non-Waterfront sales (including apartments and townhouses)
- **Other:** 7 Waterfront Sales and 9 Non-Waterfront Sales

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💡 **Key Takeaways:**

✅ **For Buyers:**

- More inventory, stable prices, and slower sales mean it's a great time to shop with less competition.
- Waterfront prices have adjusted — potential for negotiating that dream lakefront retreat!

✅ **For Sellers:**

- Strong demand remains for well-priced and presented properties.

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🌟 **Trust us to guide your next Muskoka move!**

We know the lakes, backroads, and every hidden gem — and we're here to help when you're ready. No pressure, just expert advice and guidance.

***Be where you want to be.***

If you're considering buying, selling, or simply want to gain a better understanding of the market, let's have a chat! We're always here to help you *be where you want to be* 🏡✨

👤👛 **Lisa Selvage | Muskoka Realtor® | Muskoka REALTOR**

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